



93b Spring Gardens

Buxton, SK17 6BP

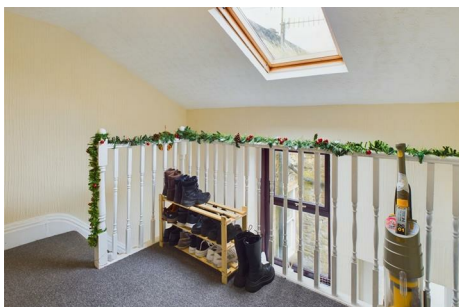
£110,000



93b Spring Gardens

Buxton, SK17 6BP

Tenure Leasehold Council Tax Band A



A very well presented second floor two bedroom maisonette in this central location, benefitting from combination gas fired central heating and sealed unit double glazing throughout. Offering spacious accommodation in central Buxton and within easy reach of the town's many amenities including the Opera House. An ideal first time buyer or investment purchase. Viewing is highly recommended.

DIRECTIONS

From our Buxton office bear right and then right again at the roundabout. Proceed to the next roundabout and turn right into New Wye Street. 93nb is accessed from the rear of the building via a cast iron staircase.

GROUND FLOOR

Private security gated entrance area with a cast iron staircase leading to the first and second floors.

SECOND FLOOR

Entrance Hall

33'7" x 2'10" (10.24m x 0.86m)
Reception area and single radiator.

Kitchen

11'5" x 6'11" (3.48m x 2.11m)
Fitted with an excellent quality range of base units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. With integrated stainless steel oven with four ring stainless steel gas hob, space and plumbing for a washing machine and space for a fridge/freezer. With sealed unit double glazed window to rear, Velux sealed unit double glazed loft window, double radiator and wall mounted Alpha combination central heating and hot water boiler.

Lounge/Dining Room

18'0" x 15'1" (5.49m x 4.60m)

With sealed unit double glazed bay window with window seat to front, single radiator and further sealed unit double glazed window. With decorative wooden fireplace surround and mantelpiece over, T.V. aerial point, two wall light points, ceiling cornice and single radiator.

Bedroom One

12'10" x 10'6" (3.91m x 3.20m)

With double radiator and sealed unit double glazed window to rear.

Bathroom

7'11" x 7'4" (2.41m x 2.24m)

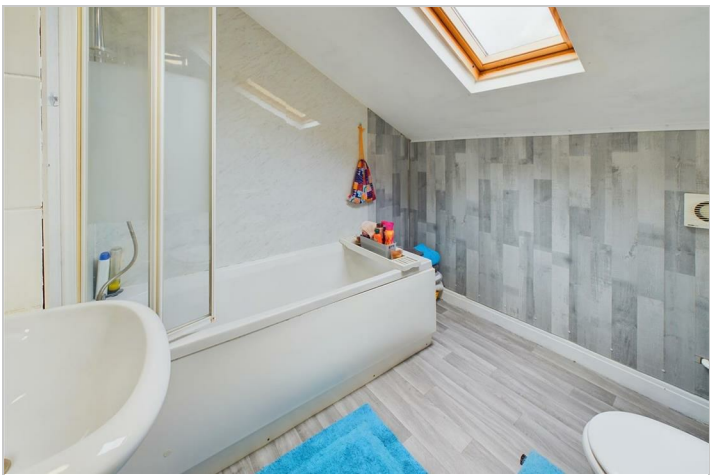
Fitted with a panelled bath with mixer shower over and shower screen, pedestal washbasin and low level W.C. Extractor fan, heated towel rail and Velux sealed unit double glazed loft window.

SECOND FLOOR

Bedroom Two

16'11" x 12'10" (5.16m x 3.91m)

Single radiator, built-in double wardrobe, eaves access for storage and Velux sealed unit double glazed loft window.



Road Map



Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Important Notice
Mellors Estate Agents, their solicitors and joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk

Energy Efficiency Graph

